

RSA 79E

Community Revitalization Tax Relief Incentive FAQs

79-E is a temporary tax relief program to encourage the rehabilitation & use of under-utilized buildings in downtown areas

Substantial Rehabilitation

- Costs for rehab of a qualifying structure must be \geq \$75,000

OR

Replacement of Existing Building

- Removal of a qualifying structure & new construction on the same lot where the costs are \geq \$75,000
 - ✓ The existing structure must not have significant historical, cultural or architectural value
 - ✓ The public benefit of replacement must exceed that of rehab.



What structures qualify?

- Existing buildings in the Keene Community Revitalization Tax Relief Incentive (NH RSA 79-E) District (see map on back)

What Projects are Eligible?

Demonstration of Public Benefit*

- Enhances downtown economic vitality
- Improves a culturally or historically important structure
- Promotes the preservation & reuse of the existing building stock
- Promotes efficient design, safety & greater sense of community consistent w/ the Comprehensive Master Plan
- Creates at least 1 new, full time job
- Directly integrates public art
- Achieves a nationally recognized green building standard
- Maintains or returns a residential building to owner occupancy
- Increases energy sustainability through reduced carbon emissions and/or an improved Home Energy Score

**Must demonstrate at least 1 of the above benefits*

What is the process for seeking relief?

- 1) Owner submits an application to City
- 2) City staff review the application for completeness
- 3) Once complete, the City Council holds a public hearing on the application w/in 60 days of completeness
- 4) City Council votes whether or not to grant the relief & determine its duration w/in 45 days of the public hearing
- 5) If approved, the Owner records a covenant to ensure the public benefit is preserved

How long is the tax relief period?

- Up to 5 years for rehab or replacement as determined by City Council
- Tax relief is at a pre-rehabilitation assessed value and begins after work is completed
- Projects that provide 3+ public benefits may be considered for a longer relief period

For more information:

Contact: Community Development Department
4th Floor City Hall, 3 Washington St. Keene, NH
p: (603) 352-5440
<https://ci.keene.nh.us/community-development>



City of Keene
New Hampshire

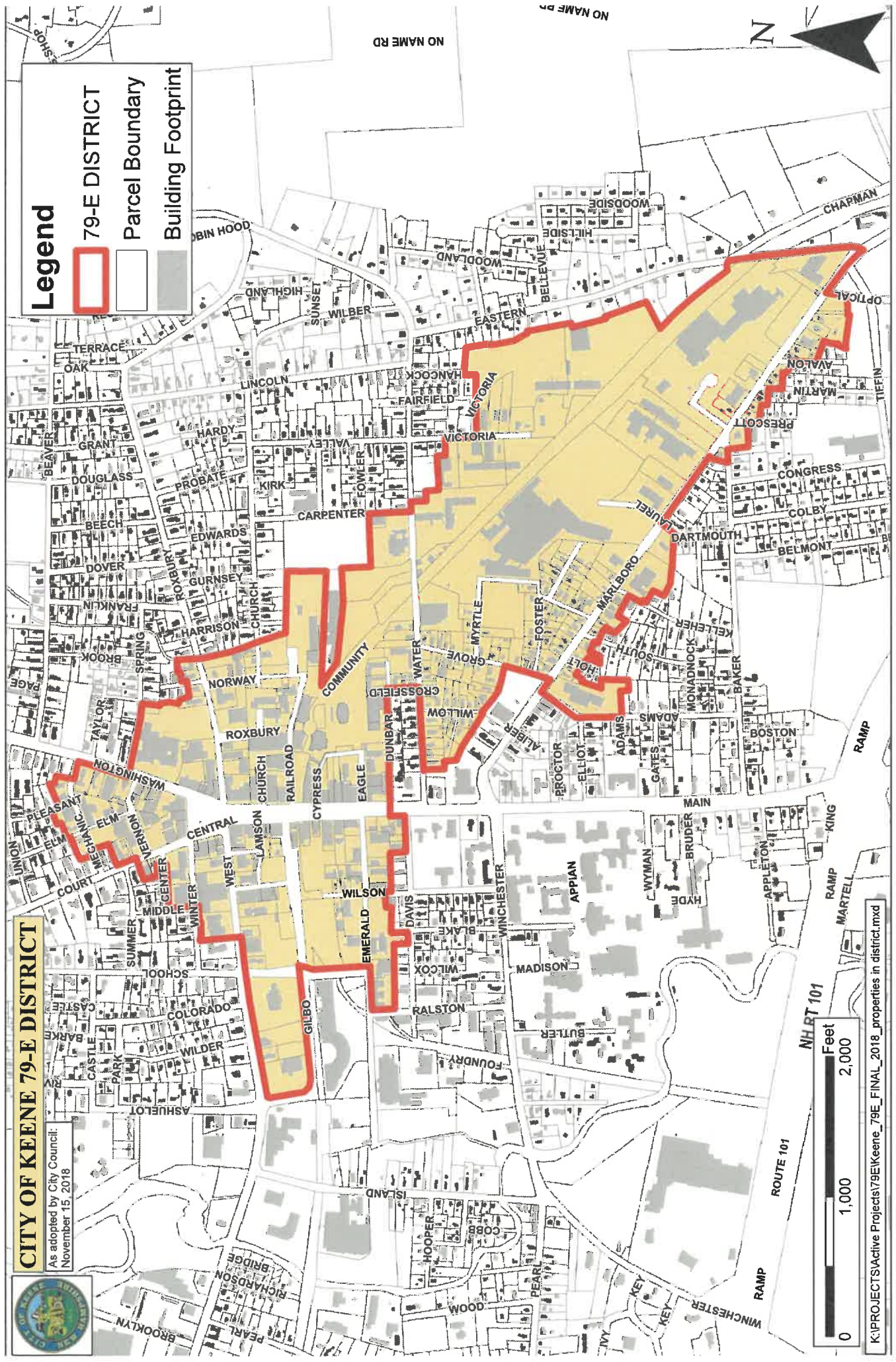


CITY OF KEENE 79-E DISTRICT

As adopted by City Council:
November 15, 2018

Legend

- 79-E DISTRICT
- Parcel Boundary
- Building Footprint



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Community Revitalization Tax Relief Incentive (RSA 79-E)

KEENE
NEW HAMPSHIRE



APPLICATION FORM

Contact throughout the application process will be made with the Applicant listed below. The property owner or a designated agent may act as the Applicant.

Property Owner:

Print Name: Randall Walter
Address: 310 Marlboro Street
City: Keene State: NH Zip: 03431
Phone: 6037211227 Email: randallwalter@gmail.com

Applicant (if different from owner):

Print Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Building Information:

Building Name (If Any): @310
Building Address: 310 Marlboro Street
Tax Map Lot #: 595/ / 001/000 000/000 Zoning District: BGR
Cheshire County Registry of Deeds Book #: 3170 Page#: 576
Gross Square Footage of Building: 86,689 Year Built: 1947, 1984,
2004 proposed

Is the building eligible for listing or listed individually on the National or State Register of Historic Places or located within a locally designated, State or National Historic District? No: X Yes*: _____

**If yes, provide a copy of the approved designation by the National or State Register of the building or the district*

Does the property currently have any credit or exemption from real estate tax assessment?

No: _____ Yes*: X *If yes, please describe:

79-E for the existing building

Continue →

Return this completed application to:
COMMUNITY DEVELOPMENT DEPARTMENT
3 Washington St, 4th Floor
Keene, NH 03431
Phone: (603) 352-5440

OFFICE USE ONLY

Date Submitted: _____
Received by: _____
Date Complete: _____

Project Information:

Describe Existing Uses *(include detail on the current uses of the building/site, number of units by type and size, number of employees, etc.):*

SEE ATTACHED

Describe Proposed Uses *(include detail on proposed use of the building/site, number of units by type and size, number of employees, etc.):*

SEE ATTACHED

Is a change of use associated with this project?

No: _____ Yes*: _____

*If yes, please describe:

SEE ATTACHED

Will any state or federal grants or funds be used to finance the rehabilitation or construction?

No: _____ Yes*: _____

*If yes, what is the amount of the aid? \$3,000,000 from InvestNH

Note: Rehabilitation or construction subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50% of construction costs from state or federal programs are not eligible for 79-E tax relief.

Does the project involve the replacement of an existing structure? No: X Yes*: _____

*If yes, following materials shall be submitted with this application:

- ☐ A New Hampshire Division of Historical Resources individual resource inventory form, prepared by a qualified architectural historian.
- ☐ A letter from the Keene Heritage Commission that identifies any and all historical, cultural and architectural value of the structure(s) that are proposed to be replaced and the property on which those structures are located.

Note: This application shall not be deemed complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, until the inventory form and letter from the Heritage Commission, as well as all other required information, have been submitted, if required.

Describe the work to be done and estimated cost (Attach additional sheets if necessary) **SEE ATTACHED**

1. Attach a copy of a contract, contractor estimates, or itemized list of materials
2. Attach a project narrative, building plans or sketches, renderings or photographs to help explain the proposed rehabilitation or construction.

Structural:	\$
Exterior Alterations (storefront, walls, windows, doors, etc.):	\$
Interior Alterations (walls, ceilings, moldings, doors, etc.):	\$
Electrical:	\$
Plumbing/Heating:	\$
Mechanical:	\$
Energy Efficiency:	\$
Other:	\$
TOTAL ESTIMATED PROJECT COST: <i>Note: To be considered for this tax relief incentive, the project costs must be \$75,000 or greater.</i>	\$

Expected Project Start Date:

May 2023

Expected project completion date:

May 2024

Public Benefit (Attach additional sheets if necessary) **SEE ATTACHED**

In order to qualify for tax relief under this program, the proposed work must provide at least one of the public benefits listed below. Greater consideration will be given to projects that provide three or more public benefits. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same structure.

Enhances the economic vitality of downtown areas. No: ☐ Yes*: ☒

***If yes, please describe:**

This project will add 57 additional housing units within walking distance to the downtown area, resulting in increased activity and demand for services downtown.

Enhances & improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located. No: ☐ Yes*: ☒

***If yes, please describe:**

This project is enhancing what was once a paint factory and industrial building to a live-work community.

Promotes the preservation and reuse of existing building stock by the rehabilitation of historic structures, in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation. No: ☐ Yes*: ☐ ***If yes, please describe:**

Promotes efficient design, safety, and a greater sense of community in a manner consistent with the Keene Comprehensive Master Plan. No: ☐ Yes*: ☒ ***If yes, please describe:**

SEE ATTACHED

Will add to the City's employment base by creating at least one new, full-time job in Keene's downtown area. No: ☐ Yes*: ☒ ***If yes, please describe:**

SEE ATTACHED

Directly supports the integration of public art in the downtown. No: ☐ Yes*: ☐

***If yes, please describe:**

Promotes development of a sustainable building stock in the downtown that achieves a nationally or internationally recognized green building standard (e.g. LEED, Green Globes, National Green Building Standard, and International Green Construction Code). No: ☐ Yes*: ☒

***If yes, please describe:**

This project is being built to Net-Zero energy standards.

Maintains owner occupancy of a residential building or it returns a residential building to owner occupancy. No: ☐ Yes*: ☐ ***If yes, please describe:**

Results in an increase in energy sustainability in conformance with the City adopted greenhouse gas initiatives as determined by a home energy score of at least six (6), and demonstrated carbon emission reduction of at least 10%. No: ☐ Yes*: ☒ ***If yes, please describe:**

The project is being built to Net-Zero standards and will be powered by a solar array. The estimated home energy score = 10

Affidavit

I (we) hereby submit this application under the Community Revitalization Tax Relief Incentive Statue (NH RSA 79-E) and attest that to the best of my (our) knowledge all of the information herein and in the accompanying materials is true and accurate.

I (we) have reviewed the statute and Resolution R-2017-41 (see attached) and understand that:

- a) This application will be reviewed for completeness;
- b) There will be a public hearing to evaluate the merits of this application;
- c) If this application is approved by City Council, I (we) will need to enter into a covenant with the City; and
- d) I (we) may be required to pay reasonable expenses associated with the creation of the covenant.

I (we) understand this application will not be determined as complete and recommended to the City Council until all of the necessary information is provided.

IMPORTANT:

Per RSA 79-E:13, the base or "original" assessed value for any tax relief period is set only after the following two conditions are met:

- 1. Approval by City Council; and
- 2. The Applicant has entered into a covenant with the City of Keene to protect the public benefit.

Tax relief granted will pertain only to assessment increases attributable to the substantial rehabilitation or replacement performed under the conditions approved by the City Council and not to those increases attributable to other factors including but not limited to market forces.

R Walter

Digitally signed by R Walter
DN: cn=R Walter, o=310 Marlboro St., LLC, ou=Manager,
email=310marlborostllc@gmail.com, c=US
Date: 2023.03.13 11:44:44 -04'00'

APPLICANT (signed)

(name printed) (date)

R Walter

Digitally signed by R Walter
DN: cn=R Walter, o=310 Marlboro St., LLC, ou=Manager,
email=310marlborostllc@gmail.com, c=US
Date: 2023.03.13 11:44:24 -04'00'

OWNER (signed)

(name printed) (date)

NOTE: Owner must sign this Affidavit, if Owner is not the Applicant